

Title & Trust Co. that the Torrens law is not valid and the county government is not competent and responsible in land title business.

County board has passed money to County Recorder Joseph Connery to be used for advertising the Torrens system and letting all real estate buyers know that Cook county can supply a land title cheaper and more safe than the Chicago Title & Trust Co.

A Torrens Land Title Registration league has been organized and a campaign is on to reach every real estate man and every land owner in Cook county with information on the superior points of the Torrens system.

Cook County Real Estate board committee on Torrens system is at work and most of the 1,200 members of the board are live stickers for the Torrens registration as against the monopoly of private title companies.

County Recorder Connery is the first man in that office since the 1895 Torrens vote who is for the Torrens system through and through without quibbles, evasions and tricks to the profit of outsiders.

Present opposition to the Torrens system comes mainly from the Chicago Title & Trust Co., which has the only abstract and title search plant in Cook county in competition with the county recorder's office. Profits of this company last year ran above \$1,000,000. Among lawyers and real estate men the title company has many friends, fixers and go-betweens. They get a 10 per cent commission on all business they bring the company. It is known among all real estate men and understood among lawyers who handle real estate business that this 10 per cent will be paid by the title company to any person who brings in a client. Ten per cent of the amount paid by the client to the Chicago Title & Trust Co. goes to the "agent" and is figured in the client's bill.

County Recorder Connery refers to these agents as "10 per cent sharks." In the publicly-owned and publicly-operated county abstract plant there are no commissions for "10 per cent sharks." Send a client to the county recorder and you don't get any more commission than if you send a water customer to the city of Chicago or a postage stamp customer to the postoffice.

Land titles, according to J. F. Hecht and other Torrens league men, are much like money and postage stamps and their production and certification should be a government function. The guarantee policies of private companies are discussed by Hecht in Cook County Real Estate board quarterly:

"The Torrens system is opposed by ignorance and selfishness. No title companies can take its place. The title companies flourish because they furnish a sense of security and undertake the responsibility of protecting their clients against possible attacks upon titles. The very existence of the companies and the characters of their guarantees prove the dangers in the deeds they furnish. Their guaranty adds not one iota to the security of the title they sell.

"Only the state can guarantee. Argument that a state title is not infeasible, while that of a private company is absolute, is apparent. The title companies arrogate to themselves guarantees that they deny to the power of the state.

"When you have bought land your choice is between two titles. One is the Torrens system title with Cook county standing behind it and promising to make good any losses you might incur. The other is a private title company with private individuals and all risks of death, bankruptcy and litigation that attack to a private company.

"The Torrens system abolishes endless fees; eliminates repeated examination of titles; reduces records enormously; instantly reveals own-